

RECEPTION # 2745307, BK 5801  
PG 901 12/07/2015 at 02:42:19 PM, 1  
OF 2, R \$15.00 S \$1.00 D \$0.00  
EXEMPT  
Sheila Reiner, Mesa County, CO  
CLERK AND RECORDER

### WARRANTY DEED

This Warranty Deed made this 9th day of November, 2015 by and between **J. MOSS, LLC, Grantor**, whose mailing address is PO Box 1949, Grand Junction, CO 81502, who is the owner of the following real property in Mesa County, Colorado:

A parcel of land located at 850 North Avenue, Grand Junction, Co, as recorded in Book 2381, Page 996, Public records of Mesa County, Colorado, for and in consideration of Ten and 00/100 Dollars, (\$ 10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has sold, granted and conveyed, and by these presents does hereby sell, grant and convey to **The City of Grand Junction, a Colorado home rule municipality, Grantee**, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, its successors and assigns forever, the following described tract or parcel of land for Public Roadway Right-of-Way purposes, to wit:

A certain parcel of land lying in the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) of Section 11, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

The East 0.20 feet of the South 10.00 feet of Lot 14, Block 4, Rose Park Subdivision, as same is recorded in Plat Book 7, Page 23, Public Records of Mesa County, Colorado.

Containing 2.0 square feet, more or less, as described herein and depicted on **Exhibit "A"**, attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereunto belonging or in anywise appertaining, unto the said Grantee and unto its successors and assigns forever, the said Grantor hereby covenanting that it will warrant and defend the title to said premises unto the said Grantee and unto its successors and assigns forever, against the lawful claims and demands of all persons whomsoever.

Executed and delivered this 9th day of November, 2015.

By: *[Signature]*  
John L. Moss as registered agent for J. Moss, LLC

State of Colorado )  
                                  )ss.  
County of Mesa )

The foregoing instrument was acknowledged before me this 9th day of November, 2015 by John L. Moss as registered agent for J. Moss, LLC.

My commission expires \_\_\_\_\_.

Witness my hand and official seal.

JOAN L. CARRICO  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID #19944017351  
My Commission Expires October 24, 2018

*[Signature]*  
Notary Public

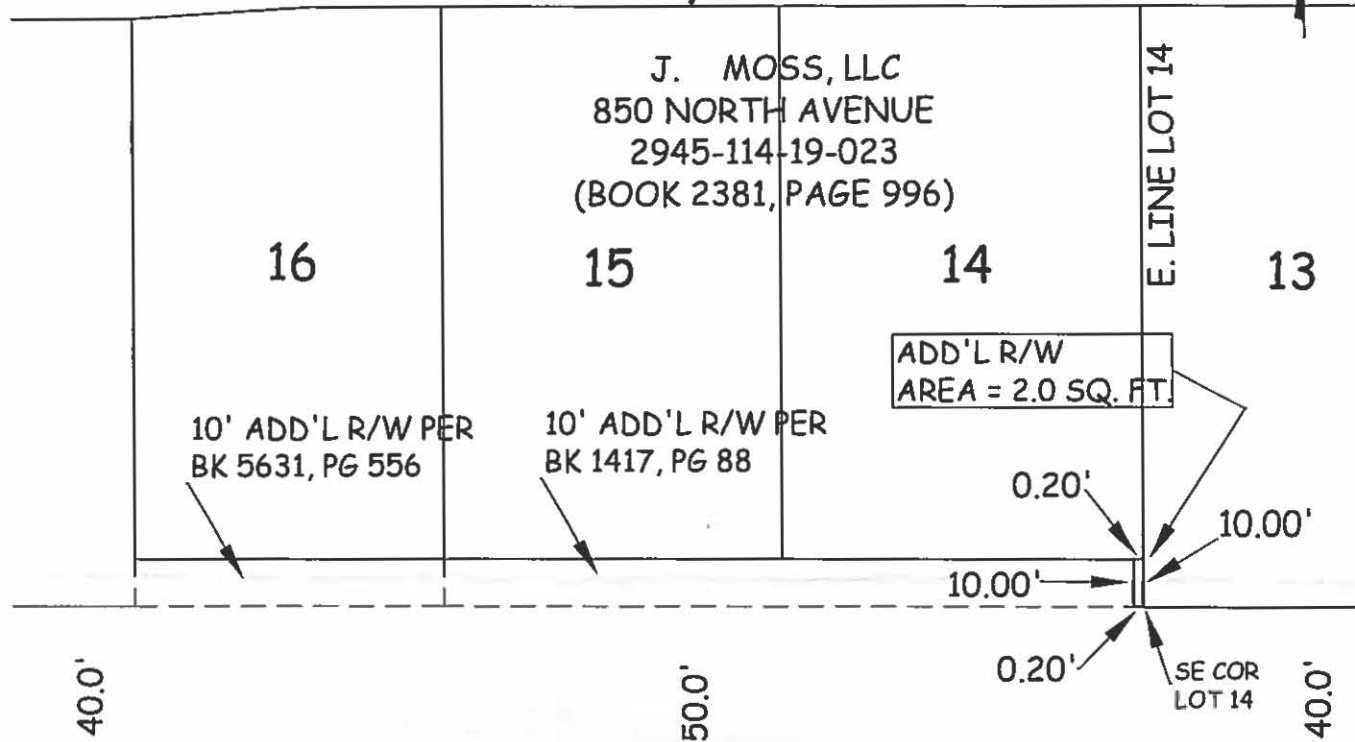
# EXHIBIT "A"

3 4 5 6

BLOCK 4

ROSE PARK SUBDIVISION

PLAT BK 7, PAGE 23



S. LINE OF SW1/4 SE 1/4 SEC 11, TWP 1 SOUTH, RGE 1 WEST, UTE MERIDIAN

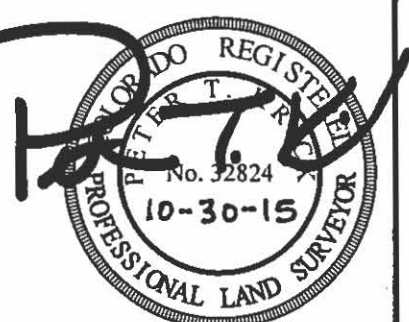
## NORTH AVENUE

### ABBREVIATIONS

P.O.C. POINT OF COMMENCEMENT  
P.O.B. POINT OF BEGINNING  
R.O.W. RIGHT OF WAY  
SEC. SECTION  
TWP. TOWNSHIP  
RGE. RANGE  
U.M. UTE MERIDIAN



1 inch = 40 ft.  
Lineal Units = U.S. Survey Foot



The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

SHEET 2 OF 2

DRAWN BY: P.T.K.  
DATE: 10-29-2015  
SCALE: 1" = 40'  
APPR. BY: J.B.

NORTH AVE RIGHT OF WAY  
850 NORTH AVENUE  
2945-114-19-023  
J. MOSS, LLC  
(BOOK 2381, PG 996)

CITY OF  
**Grand Junction**  
COLORADO

N:CADD/PETERK/SURVEYS BY PTK/NORTH AVENUE PARCEL ROW/ADDL ROW